

**ENTRANCE HALLWAY** Oak external door, two and a half built in cupboards, one housing space and plumbing for washing machine, coving, radiator, wood effect flooring, doors to bathroom, open plan living space and bedrooms.

**BEDROOM ONE** 12' 4" x 8' 6" (3.76m x 2.61m) Double glazed window to front aspect, radiator, coving, built in double wardrobe.

**BEDROOM TWO** 11' 2" x 7' 5" (3.42m x 2.28m) Double glazed window to rear aspect, radiator, coving.

**BATHROOM** Three piece suite comprising panel enclosed bath with rainfall shower head over, tiled splash backs, wash hand basin with vanity cabinet under, tiled splash backs, low level w.c, chrome heated towel rail, extractor fan, tiled floor.

**OPEN PLAN LIVING SPACE** 20' 3" x 13' 5" (6.18m x 4.11m) Double glazed bi-fold doors to rear garden, double glazed window to side aspect, two radiators, coving, wood effect flooring.

**KITCHEN AREA** Re-fitted range of matching base and wall mounted units with worksurfaces over, under unit lighting, inset sink unit with drainer, wall mounted gas boiler, integrated fridge/freezer, integrated dishwasher, built in electric oven, four ring gas hob and extractor hood over.

**OUTSIDE** To the front of the property there is on street parking, gated side access, communal bin store area and leads into the rear garden. The rear garden is low maintenance and laid to patio ideal for entertaining, pergola, plant and shrub borders, apple tree, partly laid to astro turf, fully enclosed by fencing and a gravelled storage area to the side.





Floor Plan



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8 Moorfield Road, Duxford, Cambridge,  
CB22 4PS

**£295,000 Leasehold**

An immaculately presented, two-bedroom, ground floor apartment located just a 15-minute walk to the Whittlesford Parkway Station, that offers easy access into Cambridge and London. This home's internal space provides open plan living with bi-fold doors to its own rear garden along with two double bedrooms.



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